

FOR SALE

Longacre Longacre, Wrockwardine, Telford, TF6 5DA



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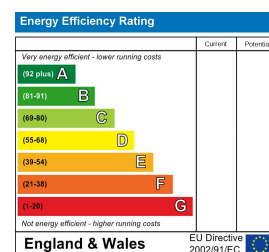
Offers in the region of £350,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

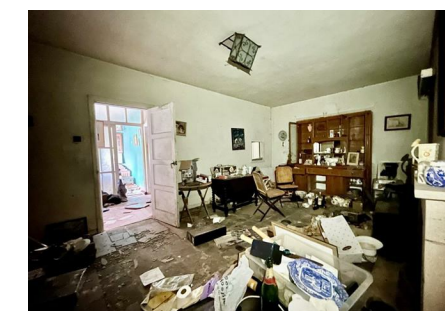


Exciting renovation opportunity in the heart of Wrockwardine. This detached period property occupies a generous plot of approximately half an acre and offers outstanding potential for improvement and restoration. The accommodation includes three reception rooms, a kitchen, three double bedrooms, a bathroom and separate W.C. Requiring full modernisation throughout and sold as seen with all contents included, this is a rare chance to create a superb village home in a highly desirable location.



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Telford Sales
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3 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- No Onward Chain
- Full Refurbishment Required
- Approx. Half an Acre Plot
- Scenic Village Location
- Detached Period Property
- Huge Potential

DESCRIPTION

Occupying an enviable position within the highly sought-after village of Wrockwardine, this detached period property presents an exceptional opportunity for purchasers seeking a substantial renovation project with enormous potential.

Set within approximately half an acre of grounds, the property enjoys a generous plot with mature gardens that are currently heavily overgrown, offering scope for landscaping and restoration to create a truly impressive village residence.

The accommodation comprises an entrance hall leading to three well-proportioned reception rooms and a kitchen on the ground floor. To the first floor are three double bedrooms, together with a family bathroom and separate W.C.

Requiring comprehensive modernisation and improvement throughout, the property offers purchasers the chance to restore and reimagine a characterful period home to their own specification. The property will be sold as seen, with all contents and items remaining within the house and grounds included in the sale.

Properties of this nature, offering such a generous plot, period character and prime village setting, are rarely available. Viewing is strictly by appointment and is highly recommended to appreciate the full potential on offer.

LOCATION

Wrockwardine is one of Shropshire's most attractive and historic villages, designated as a Conservation Area and renowned for its wealth of period properties, picturesque village setting and strong sense of community. The village has a rich history dating back to medieval times and centres around the impressive St Peter's Church, a Grade I listed landmark that contributes greatly to the village's character and charm. Residents also benefit from an active Village Hall and a range of local community events throughout the year.

Despite its peaceful rural atmosphere, Wrockwardine is conveniently situated approximately 1.5 miles from the Market Town of Wellington, which offers a traditional market, supermarkets, leisure centre, library, a variety of independent shops, cafés and restaurants, together with well-regarded educational facilities.

The county town of Shrewsbury lies approximately 11 miles to the west, whilst Telford Town Centre is approximately 6 miles away, providing an extensive range of shopping, leisure and employment opportunities. The village also benefits from excellent road links via the nearby A5 and M54, making it well placed for commuters travelling throughout the region.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

DINING ROOM

STUDY

KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

W.C.

LOCAL AUTHORITY

Telford and Wrekin

COUNCIL TAX BAND

Council Tax Band: E

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.